004.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	964,000 / 964,000
					USE VALUE:	964,000 / 964,000
					ASSESSED:	964,000 / 964,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126	-128	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRESOLO HELENE F
Owner 2:	
Owner 3:	
Street 1:	128 VARNUM STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRESOLO JOSEPH F-HELENE F -
Owner 2:	-
Street 1:	128 VARNUM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1961, having primarily Vinyl Exterior and 2352 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5700.000	491,200		472,800	964,000
Total Card	0.131	491,200		472,800	964,000
Total Parcel	0.131	491,200		472,800	964,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.86 | /Parcel: 409.8

Legal Description

User Acct 4248

GIS Ref

GIS Ref

Insp Date 08/26/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 004.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	491,200	0	5,700.	472,800	964,000	964,000	Year End Roll	12/18/2019
2019	104	FV	364,700	0	5,700.	502,400	867,100	867,100	Year End Roll	1/3/2019
2018	104	FV	364,700	0	5,700.	366,400	731,100	731,100	Year End Roll	12/20/2017
2017	104	FV	300,900	0	5,700.	319,100	620,000	620,000	Year End Roll	1/3/2017
2016	104	FV	300,900	0	5,700.	271,900	572,800	572,800	Year End	1/4/2016
2015	104	FV	267,100	0	5,700.	266,000	533,100	533,100	Year End Roll	12/11/2014
2014	104	FV	267,100	0	5,700.	218,700	485,800	485,800	Year End Roll	12/16/2013
2013	104	FV	278,300	0	5,700.	208,000	486,300	486,300		12/13/2012

!453!

PRINT

Date	Time
12/10/20	16:14:51

LAST REV

Date	Time
09/13/17	14:21:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 453

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRESOLO JOSEPH	32835-464		5/10/2001	Family	1	No	No		
	12504-602		8/21/1973		47,500	No	No		N

USER DEFINED

Prior Id # 1:	4248
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	163	PATRIOT
9/20/1999	Meas/Inspect	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5700		Sq. Ft.	Site		0	80.	1.04	1									472,799						472,800	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 472,799 | Spl Credit | Total: 472,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09642851
Const Adj.:	0.98990101
Adj $ / SQ:	184.510
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603395
Depreciation:	112231
Depreciated Total:	491164

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

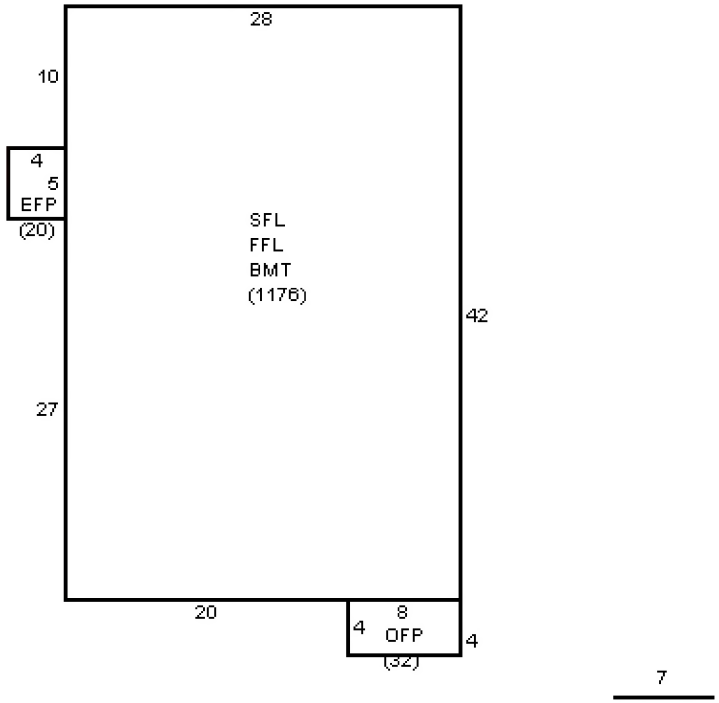
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.51
Special Features:	0	Val/Su Net:	137.21
Final Total:	491200	Val/Su SzAd	208.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	55.350	65,095
FFL	First Floor	1,176	184.510	216,984
SFL	Second Floor	1,176	184.510	216,984
OFP	Open Porch	32	43.560	1,394
EFP	Enclos Porch	20	71.870	1,437

Net Sketched Area:	3,580	Total:	501,894
Size Ad	2352	Gross Are	3580	FinArea	2352
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	